

Planning Board Meeting

Planning Board Minutes
May 19, 2004
Marilla Town Hall

Meeting called to order at 7:30 p.m.

Present:	Debbie Zimmerman, Chairman	Dan Handy
	Rich Janiga	Judy Gillman
	Nathan Barnard	Paul Domanowski
	John Fronczek, CEO	Barb Spanitz, T/B
	Robert Miller, Consult	P. Schloss, Clerk

Absent: Donald Weeks, Vice Chairman

Guests: Robert Schlossin, Peter J. Sorgi, Esq., Renalsco and Palumbo, Attorneys, Mrs. Kissel representing her son, and approximately 20 town residents/names on file as per sign in sheet.

Approval of minutes with the correction of Peter Sorgi representing Robert Schlossin not Mr. Philip Zarbo. Motion to accept. Dan/Paul 6/0 Minutes of the April 15, 2004 meeting.

Communications: Copy of magazine Towns to chairman Deb Zimmerman on "Open Space Planning."

New Business: Peter Sorgi for Robert Schlossin showed a sketch plan, land use and zoning for land on Three Rod Road. Want approval for the plan. Plan is 45 acres to build 14 homes. Each lot will sell for approximately 50 to \$75,000 per lot of about 2.85 acres. Each home would cost between \$250,000 and \$400,000. Some of the homes would back up to the Town Park driveway. The land is zoned agricultural but would have to be rezoned RR. Mr. Schlossin bought the land 12 years ago and it was zoned agricultural then. Nathan Barnard brought up the fact that the water line is restricted and the pressure is about 30 pounds. With a 4" water line. Mr. Sorgi stated that it would be the town's decision as to the road into the subdivision would be private or public. But the road would be built to highway standards at 66 feet in width. Not all the lots are the same size with the frontage as down by the cul-de-sac. Only the Town Board can change the zoning.

Mrs. Joan addressed the planning board standing in for her son. They are not sure what they want as to storage sheds and the number of them, she had a small drawing but nothing formal. She also was not sure about the driving range or the Chip and Putt golf course (miniature golf). This property is on Two Rod north of Clinton Street. Again the zoning would have to be changed from agricultural to commercial. Only the Town Board can do that. More info is needed.

The following people spoke on these two proposals. Mr. Richard Hamm, Paul Fisher, Mr. Bulman, Mr. Wisler and all were opposed.

Board members Dan, Judy, Nate spoke on the fact that 5 of the lots on the Three Rod Road subdivision were not with town codes, and according to Marilla's Master plan this should be close to either the center of Marilla or Porterville. Also since the water is as it is what about swimming pools, home sprinkler systems and fire company needs. John Fronczek said that the town does not support a conveyance on property.

Motion to table. Judy/Dan roll call vote 6/0 for both Schlossin and Kissell.

Old Business: Signs: Bob Miller handed out "Guide to Planning and Zoning Laws of New York State" and sign info. He also handed out a Draft for Sign and billboard regulations. Motion to table Dan/Judy 6/0.

Business from Floor: Question from Robert Kurtz of Clinton St. on the golf course of Berner. He was told that no application has come in to date.

Town Board Meeting Report: Nothing.

CEO Report: Nothing.

Motion to adjourn.

Next Meeting will be June 17, 2004.

Respectfully submitted,

Paulette Schloss/clerk